

Draft

Fort Bragg General Plan

Environmental Impact Report

Prepared for the
City of Fort Bragg, California

by
Robert Williams Associates/Moore Research
(a Joint Venture)

of
Larkspur and Santa Rosa, California

on
August 14, 1980

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II. Introduction and Description

A. Project Description

The project which is the subject and focus of this general plan environmental impact report (EIR) is the 1980 edition of the General Plan and its Implementation Program, prepared for the City of Fort Bragg, located in Mendocino County, California. The Plan is best described as the principal policy document and guideline for long-range, as well as near-term, decision-making concerning local community change and development. The Plan is a limited, phased growth plan that, through public policy and action, will indicate the amount, character and timing of urban expansion to the year 1995. The Implementation Program is a set of more specific recommendations designed to lead to the carrying out of the General Plan.

Because of the unique nature of a general plan, the California Environmental Quality Act (CEQA) and its implementing guidelines allow the general plan itself to act as the EIR for the general plan. The logic of this provision is that a properly prepared general plan should address all the points required in an EIR, and that duplication of those points in a separate report would be useless and wasteful. Thus, this document is primarily a guide to how the General Plan itself addresses each of the points required by CEQA. Still, salient points are summarized or expanded on in this document.

B. Environmental Setting

Descriptions of the local and regional environmental settings contained in the following documents fully set forth the aspects of the environment to be addressed according to the guidelines. This information, being previously published and available for inspection at local and regional planning offices and libraries, is incorporated by reference and is not repeated herein in the interests of saving time and cost of review.

C. Related Projects

The following are related projects referenced here for the purpose of allowing the examination of cumulative impacts. All projects are currently in progress.

- City of Fort Bragg Business District Precise Plan, Robert Williams Associates/Moore Research.

- City of Fort Bragg Local Coastal Program, Moore Research.

- Mendocino County General Plan Revision, Mendocino County Planning Department.

- Mendocino County Local Coastal Program Preparation, Blayney-Dyett.

D. Reference Documents

1. Fort Bragg Community Profile, (Working Paper Number One) for the City of Fort Bragg by Robert Williams Associates/Moore Research, March 1979.
2. Fort Bragg Interim Goals and Objectives, (Working Paper Number Two) for the City of Fort Bragg by Robert Williams Associates/Moore Research, April 18, 1980.
3. Fort Bragg Economic and Development Alternatives, (Working Paper Number Three) for the City of Fort Bragg by Robert Williams Associates/Moore Research, April 1979.
4. Fort Bragg General Plan, for the City of Fort Bragg by Robert Williams Associates/Moore Research, August 14, 1980.
5. Fort Bragg General Plan Implementation Program, for the City of Fort Bragg by Robert Williams Associates/Moore Research, August 14, 1980.
6. Community Housing Assets Survey in Fort Bragg, California, for the U. S. Coast Guard by Moore Research, January 1978.
7. Fort Bragg Land Use Plan Work Program (for the City of Fort Bragg Local Coastal Program), for the California Coastal Commission by Moore Research, June 9, 1980.
8. Safeway Store Number 978 Draft EIR, for the City of Fort Bragg by R. C. Fuller Associates, July 1979.
9. Noyo Shores Townhomes EIR, for the City of Fort Bragg by Del Davis and Associates, February 1979.
10. Fort Bragg Shopping Center EIR, for the City of Fort Bragg by R. C. Fuller Associates, July 1980.
11. Mendocino County Local Coastal Program Working Papers and Reports (Various) by Mendocino County Planning Department, California Coastal Commission and Blayney-Dyett.

III. Environmental Impacts

A. General

In accord with existing guidelines, this section will address those secondary or indirect impacts which may stem from the approval and implementation of the General Plan project. The level of detail will be appropriate to the level of specificity in a general plan and will not contain as much specific, detailed information as would be required of a specific, major project.

In this section, an aspect of the environment is identified (e.g., land use), then a summary is given of where and how the General Plan deals with that topic. Following that, other significant environmental effects of the proposed Plan are discussed, including both beneficial and adverse impacts, when the General Plan's analysis could appropriately be augmented or summarized. Those impacts which cannot be avoided and suggested mitigation measures are also given.

Significant effects on the environment can be beneficial or they can be adverse. In many cases the beneficial impacts mitigate the adverse impacts of the Plan. Likewise, this EIR will focus on the long-term, cumulative impacts, with some observations of specific, short-term impacts made where appropriate. The reasoning for this is that the nature of a general plan is to guide those long-term cumulative effects along manageable avenues.

B. Land Use

1. Coverage in the Plan Itself

The Plan's Land Use Element, Chapter V., fully discusses the land use impacts of the plan. The rationale behind land use choices is also set out in Chapters II., III., and IV. Chapter IV. discusses alternative land use choices, as well as the interactions among land use, economic, social, and other factors, that are implied by each set of land use choices.

The implementation program discusses land use primarily in Chapters IV. and V., dealing with annexations, capital improvements, and zoning.

2. Beneficial Impacts

a. The implementation of the Plan will result in an orderly pattern of growth and development with the emphasis on development of areas within or adjacent to existing developed areas and in close proximity to essential public services and facilities.

b. Developments in areas of natural hazards will be lawfully restricted and/or controlled so as to minimize threats to public health and safety.

c. Some valuable scenic and natural recreational resources will be preserved and enhanced.

d. Imbalances in the existing mix of land uses will be corrected.

e. The distance of journeys to work, shopping and recreational areas will be minimized within a range of choices suitable to the anticipated resident and visitor population levels.

f. Much of the existing character of the area will be maintained and preserved, including historical character and structures.

g. Important regional commercial opportunities and facilities will be provided and/or allowed for.

h. Improvements will be made to existing circulation patterns including evacuation and supply routes in the event of an emergency.

i. Regional land use planning efforts will obtain a current perspective upon which to base regional planning programs. This should result in an overall improvement of interregional conflicts in land use plans and reduce the inefficiencies and costs of government.

j. Additional housing will be provided for new households being created.

3. Adverse Impacts

a. Increased commitment of open lands to urban uses, including the loss of some existing farms soils with SCS class I and II capability ratings and forested lands on the outward perimeter of the planning area.

b. Increased impervious surfacing occasioning run-off.

c. Increased demand for construction materials which are becoming more expensive and harder to replace (i.e., redwood).

d. Obscurement of sensitive coastal viewsheds and topographic features, (e.g., Todd's Point knoll vista).

e. A limited continuation of the existing linear sprawl pattern, including strip highway commercial along State Highway 1, with increased strip commercial along Highway 20.

f. Increased demand for existing and additional public services and facilities (i.e., transportation, water, sewer, police and fire).

g. Increased congestion on City arterials and collectors and at critical intersections along Highway 1, as well as increased demand for available parking.

4. Significant Environmental Effects Which Cannot be Avoided if the Proposal is Implemented

Those adverse impacts listed above are primarily those significant effects which cannot be avoided, although some may be ameliorated through suggested mitigation. In particular, the effects listed in numbers a, d, and e, above could be avoided by an alternative plan design which would designate the areas in open space. This alternative was rejected on the basis that such a designation would amount to a "taking" of the property and would not leave the owners in question with an economic use of the land. It is noted that the areas in question are already partially developed, thus contributing further

development pressure.

5. Mitigation Measures Proposed to Minimize the Significant Effects

In general, many of the adverse effects identified will occur with or without the proposed Plan. This is true, to the greatest extent, because of the continued growth of population, and because of peoples' desire to live in a more pleasant environment. To the extent this is the case, the Plan itself will act as a mitigation if judiciously and consistently implemented. The following are mitigation measures for those adverse impacts listed above with the same letter:

a. Create incentives to in-fill prior to phased expansion, Given that both will occur over the lifetime of the plan, this would probably only delay the adverse effects a few years.

b. Effective mitigation measures could include the following:

i. Encourage the use of early landscaping as soon after construction as possible (i.e., re-seeding graded-over or fill areas).

ii. Replace impervious surface with more porous surface (e.g., asphalt with gravel or landscaping).

c. Encouraging the re-use of construction-grade materials would affect the demand for new construction materials (i.e., re-use of old lumber which comes from demolished buildings).

d. Insistence upon low-profile designs and cluster grouping of facilities (as provided in the Plan) will reduce the visual impact.

e. A revitalization of the central business district, should in effect "pull-in" the existing linear pattern. Stricter design standards could also mitigate this impact.

f. The provision of phased public services in accordance with the proposed General Plan should alleviate some of the demand on any existing facilities, which may not be adequate for projected population.

g. The implementation of the Circulation Element will improve the current congestion, as well as any increase in congestion, by providing an easterly route of access via Monson Way and Pudding Creek Road.

In addition, close cooperation between the city planners and major employers (i.e., Georgia-Pacific) could result in significant improvement of traffic congestion by scheduling staggered arrival and departure of work shifts, and by routing truck traffic along routes other than major city collectors and arterials (i.e., Oak-Sherwood).

C. Water Quality

1. Coverage in the Plan Itself

Water quality, especially water supply issues are dealt with in the Public Services and Facilities element, Chapter XI. The location of some park-conservation areas set out in Chapter VIII (open space, recreation and conservation element) has as part of its purpose the preservation of water quality in streams and rivers in the area. The safety and seismic safety element (Chapter IX) also provides for setbacks to preserve the quality of water in area streams and rivers and in the ocean. The Implementation Program, in its sections on annexation and capital improvements staging, the Zoning Ordinance, and safety and seismic safety also deals with water quality.

2. Beneficial Impacts

a. Implementation of the propose plan should result in improved delivery of domestic and commercial water supplies, including fire flows.

b. An overall improvement of the efficiency of the present waste water treatment should result by reducing the cost per unit of benefit as more users enter the system.

3. Adverse Impacts

a. The implementation of the plan will require expensive new improvements to the water supply system as demand pressures on existing facilities increase.

b. Water quality in surface waters will decrease periodically as a result of erosion-induced siltation, turbidity and temperature effects due to construction and urban development run-off in drainage areas feeding major water supply points.

c. Various other pollutants from urban sources (i.e., petrochemical pollutants from pesticides, herbicides and fertilizers used in landscaping, as well as petroleum compound pollutants from automobile usage and repair) will be experienced in varying degrees.

d. Ground water cycles may be altered due to reduced recharge areas, having been covered by impervious surface.

e. The proposed expansion of Noyo Harbor facilities (i.e., Marina and possible breakwater construction) will alter or change currents and course or direction of water movements, possibly of both fresh and marine water. This may involve impacts on marine and freshwater organisms due to shifting salinity levels.

4. Significant Environmental Effects Which Cannot be Avoided

All of the above effects are generally inescapable, although most can be mitigated to a significant degree.

5. Proposed Mitigation Measures

The following are proposed mitigation measures for those adverse impacts listed above with the same letter.

a. The pursuit of the City's new off-site improvements policy should mitigate the cost-benefit picture, thus reducing the cost of improvements to that sector of the population who do not directly benefit.

b. Wherever possible the following principles should be applied:

i. Reduce grading of the site; wherever possible eliminate surface soil disruption.

ii. Require on-site storm run-off delay and retention systems.

iii. Maintain existing vegetation and replace any lost through construction as soon as possible.

iv. Time construction to avoid rainy or windy periods.

v. Pay careful attention to drainage patterns and topography. When siting run-off channels, locate and direct to stable soil.

vi. Keep road cuts to the minimum necessary to conform to safety standards and stockpile soil which is removed to use in revegetation of the site.

c. Careful attention to discharge characteristics of various land uses will enable the identification of those major contributors of pollutants. Isolation and treatment of runoff waters from these uses will reduce pollutants.

d. Re-injection of runoff waters as close to the site as possible, in conformance with soil and geologic characteristics of the site, will reduce alteration to the ground water flow cycles. Careful consideration of rate of withdrawal from wells in the area, avoiding excessive withdrawals at critical periods in the water year, will assist in maintaining current flow cycles.

D. Air Quality

1. Coverage in the Plan Itself

Air quality in the Fort Bragg area is described, in part, in the Community Profile document. The General Plan chapter on economic and development alternatives as well as goals and objectives speak to the need to minimize vehicular activity, thus minimizing air pollution caused by automobiles. This is also discussed under circulation and conservation.

2. Beneficial Impact

There are no beneficial impacts that will result from plan implementation.

3. Adverse Impacts

The current air quality condition of the area will be worsened due to additional suspended particulate matter from additional construction activities (currently levels of particulate matter exceed state standards for 39 percent of samples) and industrial activities. Motor vehicle usage and traffic congestion will increase, thus contributing additional organic gases, oxides of nitrogen and sulphur and carbon dioxide.

4. Significant Environmental Effects Which Cannot be Avoided

The above-indicated effects cannot be avoided entirely but can be mitigated substantially.

5. Proposed Mitigation Measures

The following are proposed mitigation measures for those adverse impacts listed above with the same letter.

- i. Greater use of pedestrian and bicycle and mass transit schemes to reduce overall automobile use and congestion.
- ii. Stronger enforcement of auto exhaust emissions standards by local and state authorities.
- iii. Require that chip trucks be cleaned out after unloading and that all loaded chip trucks eliminate load-loss in transit.
- iv. Adherence to soil conservation measures during construction phase (see previous section).
- v. Through cooperation with major local industries (e.g., Georgia-Pacific and Louisiana-Pacific) State Air Pollution Control Office and local authorities, improve industrial discharge characteristics.
- vi. Increased State and Federal standards for vehicular and industrial discharges.

E. Soils and Geology

1. Coverage in the Plan Itself

Soil conservation and geologic hazards are dealt with in general plan chapters on goals and objectives, economic and development alternatives, land use, recreation and open space, and safety and seismic safety. The Implementation Program also deals with those matters in the Zoning Ordinance, building code and enforcement, and safety and seismic safety chapters.

2. Beneficial Impacts

- a. Soil loss due to haphazard development and poor site design and engineering will be minimized.
- b. Danger to lives and property will be reduced.

3. Adverse Impacts

- a. There will be some soils lost due to erosion from development on or adjacent to hazardous slopes and flood plains along Noyo River and Pudding Creek, Hare Creek.
- b. Bluff erosion and retreat may be accelerated due to developments along ocean frontage.
- c. Agriculturally productive soils will be divided and developed, reducing lands available for such uses including timber lands.

4. Significant Effects Which Cannot Be Avoided

- a. Those adverse impacts which could be avoided have been avoided in the development of the plan itself.
- b. Those remaining adverse impacts (listed above) are unavoidable, at least in part.

5. Proposed Mitigation Measures

The following are proposed mitigation measures for those adverse impacts listed above with the same letter.

- a. i. The implementation program of the general plan safety and seismic safety elements contain hazard review measures which will reduce potentially significant adverse consequences, if rigorously enforced, to levels of defined "avoidable" or "acceptable" risk.
- ii. The City could change existing flood plain zoning to delineation conforming to FIA maps and declare those existing uses non-conforming where appropriate. The effect of this action would be to remove residential uses from the primary flood hazard area.
- iii. The City should institute a design review within the flood plain zone to ensure that proposed structures are designed and located above the level of anticipated flow at peak flood stage for a 100 year event, or are otherwise flood-proofed.
- b. Vigorous enforcement of design standards based on review procedures in the Safety and Seismic Safety elements should mitigate the majority of foreseeable impacts. Strong development controls could be incorporated in the City's Local Coastal Plan if desired.
- c. The City could negotiate agricultural preservation agreements with those landowners who wish to preserve existing agricultural uses. Such agreements would provide a tax incentive to limit development of parcels with agricultural capabilities.

F. Biotic Environment

1. Coverage in the Plan Itself

Some of the more sensitive biotic environments in the community are proposed for preservation through the use of lineal parkways along the communities riparian corridors. These proposals are set out in the Land Use and Open Space, Recreation and Conservation Elements.

2. Beneficial Impacts

a. Habitat and niches for biotic organism which are "people tolerant" will be increased.

b. New plant/animal relationships may be established as a result of the introduction of various exotic and non-indigenous plants for landscape purposes.

3. Adverse Impacts

a. Habitat areas for various small mammals, reptiles and birds which are not "people tolerant" will be eliminated due to conversion of forage and range to urban uses.

b. Lowered water quality effects may reduce spawning capabilities of anadromous fish (salmon and steelhead) by altering stream bed composition due to erosion impacts, increased turbidity and temperature impact resulting from removal or alteration of riparian vegetation.

c. Bluff ecologies and organism will be displaced, including possible rare and endangered forms (i.e., subspecies of Indian paint brush found in bluff top ecologies).

d. There will be some loss of timber producing lands.

4. Non-avoidable Impacts

All of the above impacts are non-avoidable if the plan is implemented without mitigation measures.

5. Proposed Mitigation Measures

The following are proposed mitigation measures for those adverse impacts listed above with the same letter.

a. i. Areas with a significant portion of plant, tree or shrub coverage should be surveyed prior to development for habitat impact. Associations with local knowledge or expertise should be consulted (i.e., California Native Plants Society, Audobon Society).

ii. Efforts should be made to retain as much on-site natural vegetation and terrain as is possible, consistent with fire safety. Compensation reforestation and revegetation efforts could be made in adjacent areas where substantial removal of vegetation on-site cannot be replaced.

b. Strict adherence to erosion control policies and techniques will reduce impacts on anadromous fisheries. In addition, cooperation with State and local organizations engaged in fisheries preservation through placement of fish hatching boxes would be most fruitful. Off-site improvement fees could be levied against projects with erosion or runoff impacts projected, and these fees directed to organizations active in fisheries maintenance and restoration.

c. See mitigation suggested for adverse impact a. above.

d. See mitigation suggested for adverse impact c. under Soils and Geology.

G. Cultural Resources

1. Coverage in the Plan Itself

Cultural resources are dealt with under goals and objectives, economic and development alternatives, land use, housing, open space, and recreation and conservation, and historic preservation. The Implementation Program contains extensive recommendations concerning historic preservation.

2. Beneficial Impacts

a. If properly implemented, the Historic Preservation Element will form the basis for an inventory of and perhaps preservation of historic buildings and sites.

b. In conjunction with the historic enhancement theme of the Business District Precise Plan, the General Plan will allow the City of Fort Bragg and its residents to capitalize on extensive cultural resources.

3. Adverse Impacts

a. The strong possibility exists that there are archaeological materials buried at various parcel sites throughout the planning area which will be uncovered or disturbed during excavation and construction.

b. The area has several historical buildings that could be destroyed or demolished prior to determination of true historical value.

c. Failure to fully capitalize on the downtown historic character may affect long-term viability of the central business district.

4. Impacts Which Cannot Be Avoided

To a degree, the above impacts are unavoidable, as a certain portion of these resources values will not be discovered until it is too late to preserve the original value. However, much of this potential impact can be mitigated.

5. Proposed Mitigation Measures

The following are proposed mitigation measures for those adverse impacts listed above with the same letter.

a. The implementation program for the historic preservation element should be vigorously pursued including a inventory of historic buildings and sites, and cultural resources.

b. i. The City should contact the cultural resources facility at Sonoma State University for an opinion on possible archaeological sites. This information should be kept confidential to avoid misuse of the sites identified.

ii. Should any evidence of previous habitation such as midden material, concentrations of charcoal, fire-fractured rock and/or bones be discovered, site development activities should cease immediately. An archaeologist should be consulted and the site should remain undisturbed pending the outcome of investigations. The findings of the consultant should be implemented as much as possible to preserve the site value.

c. The proposed revitalization of the Central Business District along lines which stress historic features of the center core should be implemented.

H. Noise

1. Coverage in the Plan Itself

The noise environment is described and proposals for dealing with noise problems are set out in the General Plan noise element and implementation program section on noise.

2. Beneficial Impacts

a. The Plan, properly implemented, will protect current noise-sensitive environments from incompatible land use developments.

b. Future noise-generative or noise-sensitive uses will be lawfully regulated and required to mitigate designs in order to achieve noise reduction.

3. Adverse Impacts

a. Greater numbers of people will be subject to higher levels of noise in the environment.

b. The overall ambient noise level will increase in the noise corridor aligned with State Route #1, as will noise resulting from common urban sources (loud stereos and barking dogs).

4. Impacts Which Cannot Be Avoided

Those adverse impacts indicated above are unavoidable.

5. Proposed Mitigation Measures

The following are proposed mitigation measures for those adverse impacts listed above with the same letter.

a. Active enforcement of the noise element, as specified in the implementation document, will mitigate the projected impacts within acceptable levels.

b. The City could develop a noise control ordinance to specifically control such urban noises. In addition the City animal control section could develop a public contact and awareness program that focuses on solving the problems of barking dogs.

I. Energy

1. Coverage in the Plan Itself

Energy conservation is dealt with both through the choice of land use patterns set out in the Land Use Element and through the proposals made in the General Plan Conservation Element and in the Implementation Program section on energy conservation.

2. Beneficial Impacts

The strategic approach to land development, improved circulation and implementation of the Business District Precise Plan, including the use of alleyways as pedestrian malls, should result in a reduction of energy consumption due to automobile use. Encouragement of walking and bicycling in the downtown area will limit the need for more asphalt paving and gasoline consumption.

3. Adverse Impacts

Certain future energy conservation planning options may be precluded due to delay in or inadequate levels of consideration and implementation in the current Plan. Sites and orientations of structures necessary to facilitate solar or wind energy generation may go unprotected and may be developed in other uses.

4. Impacts Which May Not Be Avoidable

The above impacts are unavoidable if the Plan is implemented as proposed.

5. Proposed Mitigation Measures

No mitigation measures are proposed other than those already contained in the Plan and Implementation Program.

IV. Alternatives to the Proposed Plan

A. The No-Project Alternative

The no-project alternative was considered early in the planning process. This alternative was rejected on the grounds that failure to prepare a new General Plan would result in undesirable land use configuration, as well as environmental and economic impacts stemming from poorly controlled development.

In addition, several elements of the 1971 General Plan were prepared at different points in time. The State guidelines since 1975 have required that the various elements of the General Plan be internally consistent with one another. This internal consistency is difficult to achieve without preparing a new General Plan, especially when the old one is nine years out of date. In the face of these problems it was decided that the no-project alternative was clearly unacceptable to the majority of interested parties.

B. Other Alternatives Considered

The following strategies were developed and discussed at length with community members and leadership early in the course of the General Plan revision process.

A. Base Case: the continuation of current public policies and of growth, including tempo and direction.

B. In-Filling and Containment: an alternative that supports compactness, the efficient provision of community services, small town characteristics and full utilization of improved parcels.

C. Limited, Phased Expansion: provides for controlled growth with the flexibility to correct major land use imbalances, increase economic opportunity, use annexation and community service extensions for strategic expansion over a selected time frame.

D. Major, Phased Expansion: represents the most opportunistic and aggressive response to growth factors by providing broad choice and accommodation of land uses considered in short supply or out of balance in the community.

The Plan incorporates alternatives B and C above. These alternatives were selected by the Planning Commission and City Council after prolonged public consideration. A thorough discussion of these alternatives is found in the document "Fort Bragg Economic and Development Alternatives," working paper number three of the Fort Bragg General Plan revision series available at local planning office and library.

The Plan alternative was selected as best meeting the desired planning objectives. The other alternatives were rejected, by the local legislature on the basis of undesirable environmental and economic impacts.

V. The Relationship Between Local Short-term Uses of the Environment
and the
Maintenance and Enhancement of Long-term Productivity

Overall it must be said of the Plan that the maintenance and enhancement of long-term productivity is improved compared to various alternatives considered, including the no-project alternative.

There are impacts of the Plan, as proposed, which adversely affect the environment; however, these impacts would probably occur with or without the plan and the existence of the plan should serve to mitigate undesirable impacts to acceptable levels. For example, some of the adverse impacts associated with development of the area will probably occur with or without the plan proposed (i.e., increased urban runoff, increased noise, contribution to poor air quality, traffic congestion, conversion of rural lands to urban uses). The plan will serve to guide and direct such development to areas where the impact is the most acceptable and can be directly controlled.

The current General Plan (1971) is based on 1960 data, with various elements prepared subsequently. These elements are not internally consistent and overall provide a poor basis for controlling current and projected development pressures. Any further delay in the implementation of a new general plan may create or contribute to adverse environmental consequences and development patterns which are irreversible, and which irretrievably commit the resources of the area in uses that are undesirable. Failure to prepare a new General Plan at this time may result in severe legal and economic pressures being brought to bear on the community. It is clearly in the best interest of the City to have a new General Plan at this time.

VI. Significant Environmental Changes Which Would be Involved
in the Proposed Action Should It Be Implemented

To the extent that rural undivided lands and larger lot patterns are a resource, the Plan will commit these resources, irretrievably, to urban uses at higher densities, on smaller parcels.

The Plan will also increase the demand for full services normally supplied to urban areas, although this commitment of resources may or may not be irreversible, the tide of demand for such facilities has traditionally been difficult to stem.

The plan will allow the development of areas that traditionally have been used by the public for open space and recreational purposes, as well as access to the shoreline. This development (i.e., Todd's Point) will alter the open view corridor at the entrance to the community and thus visitors to the area will receive a much different initial impression than is currently created. At the same time the development obscures visual access to the coastline, it will increase high density commercial and residential access, thus posing the threat of harm to fragile ecologies of the bluff top area.

VII. Growth Inducement as a Result of the Plan

It is anticipated that the Plan will induce growth in a directed fashion rather than allowing growth to occur unguided. This growth is anticipated to occur at a rate of about 2 percent per annum, resulting in an overall growth rate for the city of approximately 35 percent during the lifetime of the Plan.

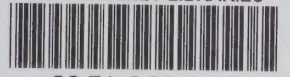
It is estimated that this growth will occur in the following patterns. In-fill of city core, then expansion along perimeter with annexations and facilities improvements timed to complement needs for advance planning and acquisition. Higher densities will occur in the transitional zone spreading outward from the Central Business District and adjoining residential areas, and proceed concurrently at levels of lower density in the periphery areas. Coastal legislation may slow development west of State Highway 1.

The following may have an impact on the projected growth in population and shifts in the demographic profile of the Fort Bragg community.

- Location and scale of proposed College of the Redwoods branch center
- Proposed expansion of Noyo Harbor facilities
- Degree of success of the Business District Precise Plan
- Outcome of Regional Planning efforts (i.e., Mendocino County General Plan and Mendocino County Local Coastal Plan)
- Expansion plans of major local industries
- Local Coastal Plan outcome for the City of Fort Bragg
- The timing of the annexation patterns and policies resulting from the 1980 General Plan
- Impacts from the timing of Housing, Circulation and Land Use element implementation.

On a project-by-project basis, it is recommended that the timing of growth inducement aspects receive attention in the project evaluation process.

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